



Like what you see?

Get in touch to arrange a viewing!

See all of our amazing properties and get lots of help at!

Don't forget to register and stay ahead of the crowd.

The Important Bit!

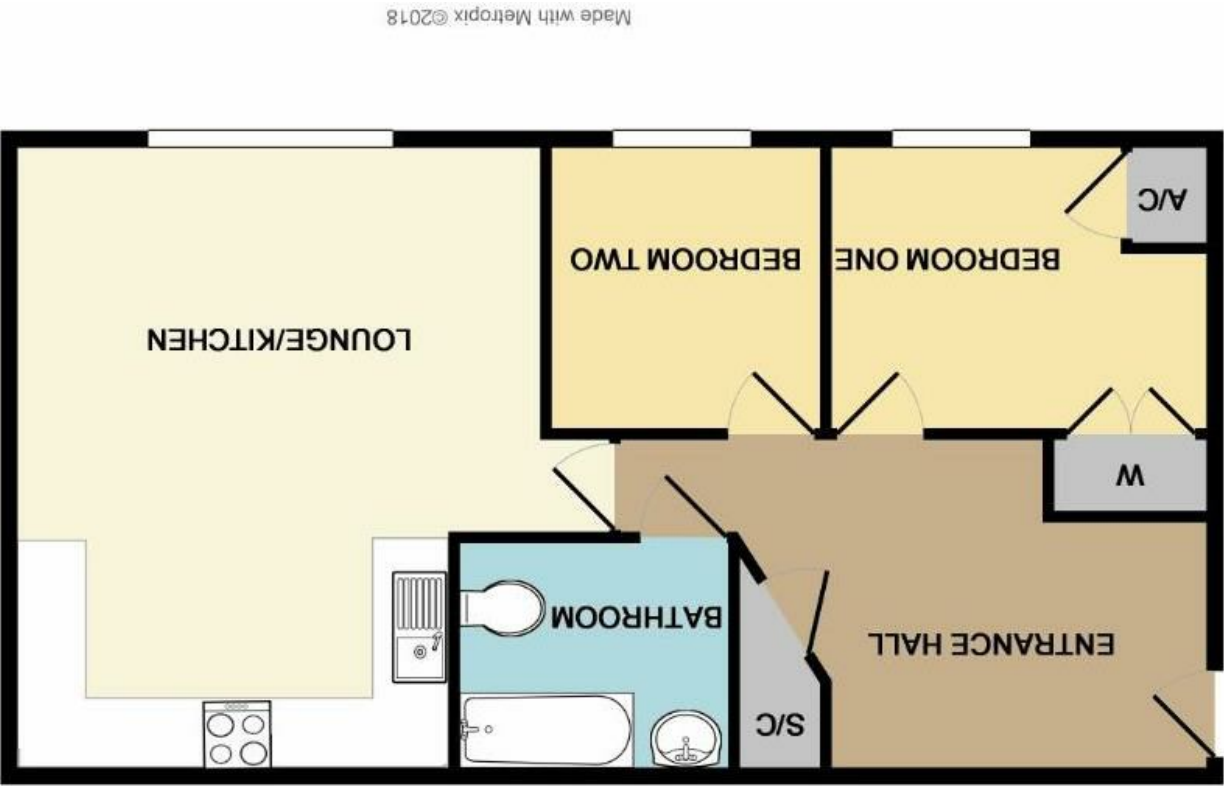
We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

0117 9328165

info@bluesky-property.co.uk

28 Ellacombe Road, Bristol, BS30 9BA

www.bluesky-property.co.uk



Made with Metropix ©2018



FANTASTIC APARTMENT!! RECENTLY DECORATED!! GROUND FLOOR!! PARKING!! TWO BEDROOMS!! CLOSE TO AMENITIES!! Offered for rent is this fantastic two bedroom ground floor apartment located in the ever popular area of Warmley. The accommodation comprises: entrance hall with storage cupboard, open plan lounge/recently modern fitted kitchen with white goods, master bedroom with built in wardrobe, bedroom two and shower room. Externally the property offers a parking bay behind electric gates. Sure to attract quick interest, call today to arrange your viewing!! **OFFERED UNFURNISHED & AVAILABLE DECEMBER 4 2019!!** No smokers, students or pets!!
ARLA AND LETTINGS OMBUDSMAN REGISTERED AGENT.



Entrance Hall
 6'0" x 12'11" (1.83 x 3.96)

Lounge/Kitchen
 19'7" x 13'7" (5.99 x 4.16)
 Cooker, hob and extractor fan, fridge/freezer, dishwasher and washer/dryer.

Shower Room
 8'0" x 4'7" (2.46 x 1.42)

Bedroom One
 11'1" x 8'4" (3.38 x 2.56)

Bedroom Two
 11'1" x 7'3" (3.4 x 2.21)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

